

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project Name:** T. Rosamilla/The Preserve

**Case #:** 55 R 03

**Date:** July 8, 2003

**Comments:**

1. No Comments.

**DRC**  
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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** T. Rosamilla/The Preserve

**Case #:** 55 R 03

**Date:** July 8, 2003

**Comments:**

1. Comments will be available at the meeting.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** T. Rosamilla/The Preserve

**Case #:** 55 R 03

**Date:** July 8, 2003

**Comments:**

1. Fire sprinkler systems required at permit.
2. Show all fire mains and sprinkler mains on civil plans.
3. Show hydrants.
4. Provide flow test.

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**Division:** Info. Systems

**Member:** Mark Pallans  
(GRG)  
954-828-5790

**Project Name:** T. Rosamilla/The Preserve

**Case #:** 55 R 03

**Date:** July 8, 2003

**Comments:**

1. No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** T. Rosamilla/The Preserve

**Case #:** 55 R 03

**Date:** July 8, 2003

**Comments:**

1. All Tree Preservation Ordinance requirements apply. Equivalent replacement for trees removed to be above min.site Code requirements.
2. Add rain sensor requirement to irrigation note.
3. Indicate paver areas on site plan to ensure that trees have a pervious planting area with a min. width of 8'.

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

<b>Division:</b>	Planning	<b>Member:</b>	Angela Csinsi 954-828-5984 <a href="mailto:angelac@ci.fort-lauderdale.fl.us">angelac@ci.fort-lauderdale.fl.us</a>
<b>Project Name:</b>	T. Rosamilla/The Preserve	<b>Case #:</b>	55 R 03
<b>Date:</b>	July 8, 2003		

Request: Site Plan Level II Review for 22 townhouses/RMM-25

#### **Comments:**

1. Provide a point-by-point narrative explaining how this application meets the criteria for townhouses, ULDR Section 47-18.33.
2. List density calculation in the site data table on site plan.
3. Label required 5-foot easement on site plan
4. On site plan show location of wood fence and picket fence.
5. Identify circular shape located between Unit 8 and Unit 12 on site plan.
6. Show location of a/c equipment and dimension setbacks on site plan. Is there any rooftop equipment if so they must adhere to Sec. 47-25.3.A.b.iii.
7. Discuss proposed backout parking located on NE 9 St. and NE 16 Ave. with engineering representative.
8. Discuss proposed on-street parking with engineering representative and Doug Gottschall. Discuss whether or not Property & R-O-W Committee approval is required. Please revise site plan, as some of the parking is located within the site triangle. .
9. Provide more street trees and locate all trees outside of site triangles. Provide trees on private property.
10. Label all materials and colors on elevations.
11. Staff suggests that the stepback design be revised to provide more architectural interest.

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<b>Division:</b>	Police	<b>Member:</b>	Det. Gary J. Gorman 954-828-6421
<b>Project Name:</b>	T. Rosamilla/The Preserve	<b>Case #:</b>	55 R 03
<b>Date:</b>	July 8, 2003		

**Comments:**

1. Will impact resistant glass be used?
2. Will there be a security fence/gate at project openings?
3. Will this fence/gate be electronically controlled by card access system? If not, how will access to project be controlled?
4. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
5. Because of recessed entry foyers, will lighting be sufficient for entryways and entryway walks?
6. Because of recessed entryways, will intercom systems be installed for communication and security?
7. Will all garages have secondary locking devices?
8. Will first floor entry doors have 180 degree viewing devices? (peep hole)
9. All entry doors and locking devices will have sufficient security rating.
10. Will each unit have a perimeter security system to include glass break detection, and panic buttons for emergency conditions?
11. Foliage should not conceal view from entryways, doors, and windows.
- 12. Please submit comments in writing prior to DRC sign-off.**

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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** T. Rosamilla/The Preserve

**Case #:** 55 R 03

**Date:** July 8, 2003

**Comments:**

1. Dimension all sight triangles on site plans pursuant to section 47-20.5.C.5.  
Parallel parking spaces along the street are located in the required sight triangle.
2. Provide a narrative outlining how the proposed townhouse development complies with section 47-18.33.
3. Delineate pedestrian easements for each townhouse group pursuant to section 47-18.33.B.5.